



**Connells**

Pitmore Road  
Eastleigh



Pitmore Road  
Eastleigh SO50 4LW

for sale guide price  
**£450,000**



### Property Description

This generously sized bungalow offers a fantastic opportunity for renovation and expansion, situated in a sought-after area with a wealth of potential.

The true highlight of this home is the extensive rear garden, a rare find with its vast space, patio area, woodland section, and even a stream, all backing onto picturesque farmland. Boasting a loft room that could be converted into a further bedroom (subject to adding stairs) and an impressive rear garden, this property is perfect for investors or families looking to create their dream home.

To the front, a large driveway provides ample parking for multiple vehicles, with the added benefit of side access.

Inside, the property features a spacious lounge with sliding patio doors leading to the stunning rear garden, a separate dining room that could serve as a third bedroom, and a fitted kitchen/diner with access to the lean-to.

The master bedroom benefits from fitted wardrobes, while a further second bedroom and a family shower room complete the ground floor. The loft room, featuring a window, offers exciting potential for additional living space.

For sale via modern auction, this property presents an incredible investment opportunity with the potential to transform into a stunning family home.

Don't miss out-enquire today!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

19' 7" x 13' 7" ( 5.97m x 4.14m )

Double glazed window to side aspect x2. Sliding doors to rear aspect. Gas fireplace. Radiator.

## Kitchen

17' 9" x 9' 6" ( 5.41m x 2.90m )

Double glazed window to front aspect. Extended fitted kitchen with wall and base units. Integral oven and hob. Extractor fan. Spotlights. Space for washing machine and fridge freezer. Door to Lean to.

## Lean To

19' 3" x 5' 5" ( 5.87m x 1.65m )

## Bedroom 1

12' 9" into bay x 10' 3" ( 3.89m into bay x 3.12m )

Double glazed bay window to rear aspect. Radiator. Built in wardrobe.

## Bedroom 2/Reception

12' 2" x 8' 4" ( 3.71m x 2.54m )

Double glazed window to side aspect. Feature fireplace. Radiator.

## Bedroom 3

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed window to front and side aspect. Radiator. Boiler on wall. Water tank in cupboard. Fusebox.

## Bathroom

Double glazed window to front aspect. Walk in electric shower. Toilet. Vanity sink. Extractor fan. Tiled.

## Loft Space

Potential for conversion. Double glazed windows to front and rear aspect. Eve storage. Good head height.

## Outside

To the front. Driveway for three cars. Side access. Plants & shrubs. Extensive rear garden. Woodlands. Patio. Stream. Backs onto farm land.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: E Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/EGH308930](http://connells.co.uk/Property/EGH308930)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH308930 - 0004